



**Sage Port Homeowners Association**  
Filings 2 and 6A  
P.O. Box 344, Larkspur, CO 80118

**MINUTES OF SPECIAL MEETING OF BOARD OF DIRECTORS**  
**MEETING HELD: Larkspur Fire Station, 3/27/07 at 7:00pm**  
**ATTENDING: Dan Krueger, Karen Ruffin, Mark Hesse, Carla Pardee and**  
**approximately 12 HOA members**

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- I. The meeting was called to order at approximately 7:12pm.
- II. Election of Officers: The following officers were unanimously elected.
  - a. President – Dan Krueger.
  - b. Vice President – Mark Hesse.
  - c. Secretary – Carla Pardee.
  - d. Treasurer – Karen Ruffin.
- III. Secretary's Report
  - a. The March 21, 2007 Annual Meeting of Members Minutes were approved.
  - b. To the knowledge of the Board members present at the meeting, there was no official record of the September 20, 2006 meeting, i.e. no minutes were drafted, reviewed or approved.
- IV. Treasurer's Report:
  - a. The status of whether the 2006 Tax Report was filed is unknown. Karen Ruffin will try to find out from Pat Ryan the status of this filing, and obtain the HOA books of account. The report was due on March 15, 2006. Ms. Ruffin also offered to be involved with selecting an independent auditor. The Colorado Nonprofit Act requires a yearly accounting. The Board will accept information regarding independent auditors so that the books can be properly audited. Ms. Ruffin will also file the Registered Agent with the Secretary of State. Concern was expressed by members in the attendance that no treasurer's report has been provided to the general membership for over one year and that requests for a financial report have gone unanswered.
  - b. Bank Account Signers – A motion was made and seconded that the HOA open a new bank accounts, and that the signatories of the new account would be Dan Krueger, Mark Hesse and Karen Ruffin.
- V. Letter to Van Gilder Insurance. A discussion was held that a letter should be sent to Van Gilder to advise of the newly elected Board members which became effective 3/24/07 and officers effective 3/27/07. The draft letter to Van Gilder, provided in the packet to the Board, will be finalized and sent 3/28/07. The letter will also request confirmation the letter has been received by the intended recipient.

- VI. Dan Kruger provided a new P.O. Box Access. The P.O. Box is 344, Larkspur, CO 80118. Mr. Krueger has two keys and will distribute them appropriately. A new phone number will also be set up for \$8.95 per month by Mark Hesse.
- VII. Communication/Notice of Meetings – There seemed to be consensus that e-mail was the most efficient way to communicate amongst the Board members. Mr. Krueger requested that the e-mail always have a reply so that there is no question it has been received by the recipient. When sending letters by US mail regarding official HOA business, “proof of receipt” will be used. Notices, agendas and minutes of all meetings will be posted on the website as soon as the website has been transitioned. A motion was made and seconded, that Board meetings will be held on the third Wednesday of every month at 7:30pm at the Larkspur Fire Department.
- VIII. Committees – Gail Hesse was nominated and elected, for chairing the communication committee. Ms. Hesse will check out different domains and Mr. Hesse will talk to Drew about access to the current website. C.J. Meyers was nominated and elected for chairing the wildlife mitigation committee. Additional ideas for the other committees will be discussed and chairpeople nominated in the future.
- IX. Lawsuit – A motion was made and seconded that Lisa Mayers, Esq., be removed as the lawyer for the HOA as soon as possible. Mark Hesse had a list of three lawyers with HOA specific experience; the Board members can dismiss the lawsuit outright without retaining additional counsel. This Board is confident that the membership and the community wish that this divisive element in our midst be stopped as soon as possible. This understanding is evidenced by the overwhelming results of the special December 11, 2006 meeting dealing with this Lawsuit. The board also authorized the sending of letters to the other party’s attorneys to the case informing them of the Mayers removal.
- X. Other business – There was discussion regarding the removal of non attending board members being removed as stipulated in the By Laws.
- XI. The meeting was adjourned at approximately 8:27pm.

*Approved - CP*